

BOOK 51 PAGE 58
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

Law Offices
Dameron & Clarke, P.A.
Six Montgomery Village Avenue
Suite 402
Gaithersburg, Maryland 20879

TRUSTEE SALE
OF VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
5741 Charstone Court
Frederick, Maryland 21701

By virtue of the power and authority contained in a Deed of Trust dated 6/18/81 and recorded in Liber 1150 at folio 600, among the Land Records of Frederick County, Maryland, upon default and request for sale, the trustee will offer for sale at public auction at the Courthouse Door, Frederick County, Maryland, on

MONDAY, FEBRUARY 11, 1985

AT 11:00 a.m.

all that property described in said Deed of Trust as follows:

BEING KNOWN AS Lot Six (6), Block Eight (8), as shown on plat entitled "PLAT ONE, SECTION THREE, FARMBROOK", recorded among the Land Records of Frederick County, Maryland in Plat Book 23, Plat No. 177.

TERMS OF SALE: A deposit of \$4,000.00 in the form of cash, certified check, or in any other form suitable to the trustee in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 12.625% per annum from the date of purchase to the date of payment will be paid within ten days after the final ratification of the sale.

Settlement and compliance with the terms of sale shall be made within ten (10) days following final ratification of the sale by the Circuit Court for Frederick County, Maryland, Time Being Of The Essence; otherwise, in addition to any other remedies available to the Trustee at law or in equity, the Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and cost of the defaulting purchaser, and in such event the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales.

This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Trustee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Trustee reserves the unqualified right to withdraw the premises at any time prior to sale. In the event the Trustee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The highest bidder acknowledged by the Trustee shall be the purchaser. In the event of any dispute among the bidders, the Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the premises.

The property will be sold subject to all superior encumbrances, conditions, restrictions and agreements of record affecting same, if any.

Adjustments on all taxes, and public charges will be made as of the date of sale and thereafter assumed by purchaser. Front Foot Benefit Charges are to be adjusted for the current year to date of sale and assumed thereafter by purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by purchaser. Cost of all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvement are being sold in an "as is" condition with purchaser responsible for any and all outstanding housing code violations.

**HENRY C. CLARKE, JR.,
and WILLIAM P. LOPRIORE, JR.,
Substitute Trustee
(301) 921-4990**

Dameron & Clarke, P.A.
by James L. Dameron III
Six Montgomery Village Avenue
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Attorney for the Trustee

Frederick, Md.

This is to certify that the annexed

Sale

was published in

Public
Fred News-Post

2 A newspaper published in Frederick County on the following

dates: *Jan* *FEB 7 9 42 AM '85* *8*

CHARLES C. KELLER, CLERK
THE NEWS-POST

BY: *J. Blank*